



Notice of a Committee of Adjustment Hearing for Consent & Minor Variance Applications

File No:	B/01/24 and B/02/24 and A/02/24
Related File No:	ROPA-2023-003 and ZBA-2023-01
Owner:	Gowanlea Ltd. c/o J. Smith
Agent:	Michael Smith Planning Consultants
Address of Property:	1705 Concession Road 7 Part of Lots 17 and 18, Concession 7

Purpose and Effect of the Application

Two consent applications and a minor variance application have been submitted to sever an existing house that has been deemed surplus to a farm operation and create a hydro easement across the agricultural lands to service the dwelling on the severed parcel. The subject property is 1705 Concession Road 7 (see key map). The purpose of application B/01/24 is to sever a 4,042m² parcel (Parts 1 and 2) with an existing residential dwelling, retaining a 39.4ha parcel. The purpose of application B/02/24 is to create an easement of 307.4m² on the retained lands (Part 4) to recognize the existing hydro connection to the existing house on Part 1. The purpose of the minor variance application is to address the minimum lot area (4,042 m²) and lot frontage (9.15 m) of the severed property.

These applications are related to Regional Official Plan Amendment and Zoning By-law Amendment applications. Regional Official Plan Amendment #193 was approved by Regional Council on September 27, 2023. Zoning By-law 3219-2023 was approved by Township Council on October 23, 2023.

Virtual Committee of Adjustment Hearing

The Committee of Adjustment hearing will be a virtual meeting to provide interested parties the opportunity to learn more about the applications and make comments before a decision is made on the applications.



The virtual meeting will be held on:

February 20, 2024 at 7:00 p.m.

Residents can participate electronically or by telephone.

If you wish to participate electronically or by telephone in the Committee of Adjustment virtual meeting, please email planning@brock.ca by noon on February 20 to request the virtual meeting link and/or call-in information, noting the application number and meeting date.

Please note that the meeting is scheduled to begin at 7:00pm. You should be present at that time if you wish to address the Committee. Please be advised that if you join the meeting after 7:00pm this application may have already been heard and a decision rendered.

Written comments can be emailed to planning@brock.ca or mailed or dropped off at the Municipal Office at 1 Cameron Street East, Cannington, ON L0E 1E0. All written comments need to be received by noon on **February 20, 2024** to be provided to the Committee Members to help inform their decision. All comments received will be made available to any interested person for inspection (Statutory Powers Procedure Act).

For **additional information** regarding this application or if you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to:

Robin Prentice, Director of Development Services
1 Cameron Street East, Cannington ON L0E 1E0
705-432-2355 ext.235 robin.prentice@brock.ca

Please include your name, complete mailing address and/or email address. Additional information is also available between the hours of 8:30 a.m. to 4:30 p.m., Monday to Friday, at the Municipal Office, 1 Cameron Street East, Cannington.

If you have accessibility needs and require alternate formats of this document or other accommodations, please contact the Township Clerk's department at 705-432-2355.



If you do not attend this public hearing, it may proceed in your absence and, except as otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceeding.

The **notice of decision** will be sent no later than 15 days from the date of the decision to the applicant, each person who appeared at the hearing and to anyone who filed a written request for notice of the decision with the Secretary-Treasurer. Submission of a written request to be notified of the decision will also entitle you to receive written notice if the decision is appealed to the Ontario Land Tribunal.

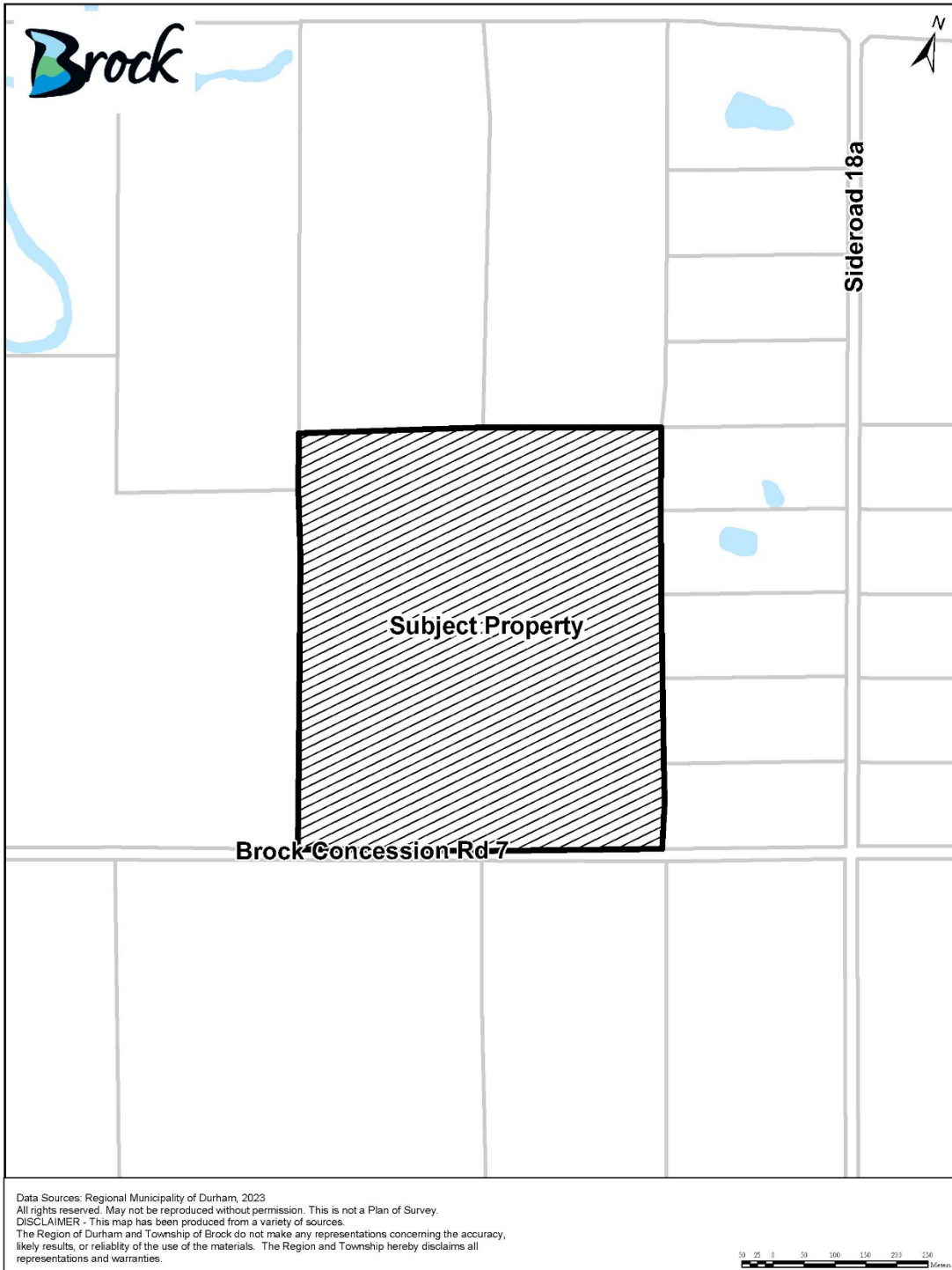
If a person or public body has the ability to appeal the decision of the Committee of Adjustment in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to Committee of Adjustment before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. Section 53(19) of the Planning Act has been amended and now indicates that only the applicant, the Minister, a specified person, or any public body may appeal this decision.

In accordance with Ontario regulation 197/96, as amended, if you own a building containing more than 7 (seven) residential units, you must post this public notice in a location that is visible to all residents.

Personal information collected pursuant to the Planning Act will be used for the purposes of that Act.

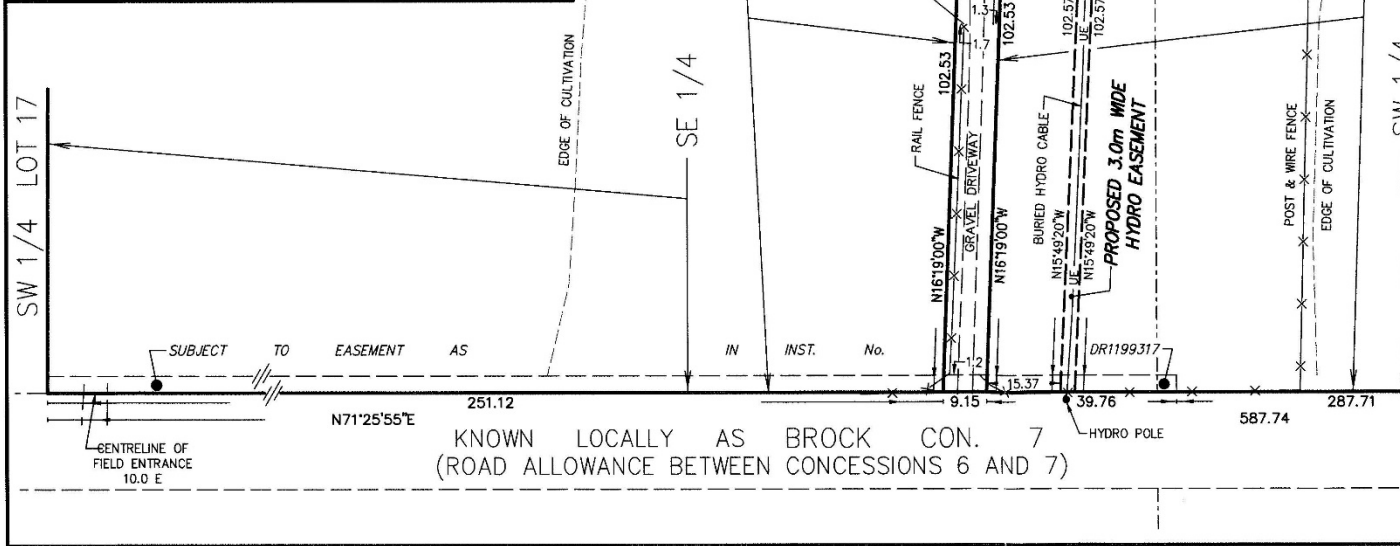
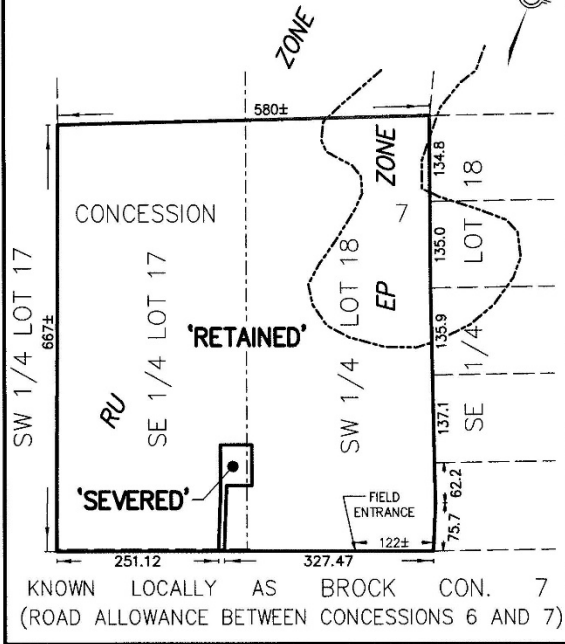
Dated January 31, 2024

Key Map



KEY MAP

SCALE 1 : 7500



SKETCH FOR SEVERANCE
No. S1705 CONCESSION 7
GEOGRAPHIC TOWNSHIP OF BROCK
NOW IN THE
TOWNSHIP OF BROCK
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 1000
20 0 20 40 60 metres

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METRIC DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SUBJECT LANDS

SE 1/4 LOT 17 AND SW 1/4 LOT 18, CONCESSION 7
GEOGRAPHIC TOWNSHIP OF BROCK
BEING PIN 72008-0028(LT)

TOTAL AREA = 39.4± ha. (97.3± ac.)

SEVERED

AREA = 0.404 ha. (0.999 ac.)

RETAINED

AREA = 38.996± ha. (96.301± ac.)

PROPOSED HYDRO EASEMENT

AREA = 0.031 ha. (0.076 ac.)

CURRENT ZONING:

SEE KEY MAP
ENVIRONMENTAL PROTECTION (EP) ZONE
RURAL (RU) ZONE

CAUTION:

THIS PLAN IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

	COE FISHER CAMERON		SURVEYING	DHT	DRA
	LAND SURVEYORS		MAPPING	GGH	CHECK
	A Division of J.D. Barnes Limited		GIS	09/27/2022	
	3 COMMERCE PLACE, SUITE 201, LINDSAY, ON K5V 0N5 T: (705) 324-4152 F: (705) 324-8406 www.jdbarnes.com		Ref.		22-17-181-C